

BK 6398PG255

NO TRANSFER
TAX PAID

WARRANTY DEED
003144

66-19

KNOW ALL MEN BY THESE PRESENTS, Prudence H. McMann
of Waterville, Kennebec County, Maine, in consideration of one dollar and other valuable consideration, paid by Brian M. McMann of Waterville, Kennebec County, Maine, the receipt whereof I do hereby acknowledge, do hereby *give, grant, bargain, sell and convey* unto the said Brian M. McMann, his heirs and assigns forever, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

A certain lot or parcel of land with the buildings thereon located in Waterville, Kennebec County, Maine and situated on the westerly side of Country Way Road, being Homesite 2 of a plan of Country Way, a development for John E. Nale dated November 17, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows to wit: Beginning at a steel pin on the westerly side of Country Way Road, said pin being at the northeasterly corner of Homesite 2 hereinafter described; thence southerly and along the westerly side of Country Way Road, a distance of ninety seven and nine tenths (97.9) feet, to a steel pin; thence southerly S 25° W, a distance of two hundred thirty and seven tenths (230.7) feet, to a steel pin; thence westerly N 83° 58' W, a distance of three hundred ninety four and three tenths (394.3) feet, to a steel pin; thence northerly N 28° 43' E, a distance of three hundred sixty and five tenths (360.5) feet, to a steel pin; thence easterly S 80° 50' E, a distance of three hundred forty eight and eight tenths (348.8) feet, to the point of beginning.

Subject to the protective covenants as delineated in "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, File No. D87002, and being part of the same premises conveyed to Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale by Kershaw E. Powell dated December 30, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3085, Page 180.

Meaning and intending to convey Homesite 2 on a Plan entitled "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, File No. D87002, and being part of the premises conveyed to Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale by Kershaw E. Powell

PERKINS, TOWNSEND, SHAY & TALBOT, P.A. • ATTORNEYS AT LAW
COURT AND HIGH STREETS • P. O. BOX 467 • SKOWHEGAN, MAINE 04976

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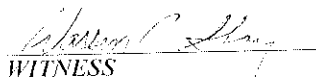
dated December 30, 1986, and recorded in the Kennebec County Register of Deeds Book 3085, Page 180.

For reference see deed dated August 30, 1989 from Thomas J. Nale, Richard C. Nale, John E. Nale, and Mark J. Nale to Prudence H. McMann and recorded in the Kennebec County Registry of Deeds in Book 3611, Page 220.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Brian M. McMann, his heirs and assigns, to them and their use and behoof forever.

AND I do **COVENANT** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **WARRANT AND DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

WITNESS my hand and seal this 2nd day of February, 2001.


WITNESS


Prudence H. McMann

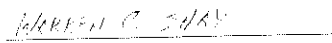
THE STATE OF MAINE,
Kennebec, ss.

February 2, 2001

Personally appeared the above named Prudence H. McMann and acknowledged the above instrument to be her free act and deed.

Before me,


Notary Public

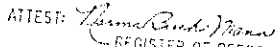

Typed Name - Notary Public

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RECEIVED KENNEBEC SS...

RECEIVED -7 AM 9:00

ATTEST: 
REGISTER OF DEEDS